



LU & H SEP 15 2010 #3

THE CITY OF SAN DIEGO
REPORT TO THE CITY COUNCIL

DATE ISSUED: September 8, 2010 REPORT NO: 10-118
ATTENTION: Land Use and Housing Committee, Agenda of September 15, 2010
SUBJECT: Museum of Man Roof Replacement

REQUESTED ACTION:

Council authorization to advertise and award a construction contract for the Museum of Man Roof Repair.

STAFF RECOMMENDATION:

Approve the Request.

BACKGROUND:

The Museum of Man is located in the Balboa Park community of the City of San Diego. The Museum roof is old and has been leaking causing water damage on the interior ceiling of the museum and damaging the interior paint of the facility. The roof ornamentation has weathered; its concrete spalled and has been breaking and falling off on to the roof and at times, to the ground. The roof of the Administration building also has been leaking. The Carport structure of the Administration parking and the South Arcade structure require structural repairs. In 2008, the City repaired the flat roof sections of the museum roof due to the limited funding. The City has made the museum roof and the ornamentation repairs as a priority for the City's deferred maintenance budget. This project will restore the historic integrity of the museum, stop the roof leakages, fix the ornamentation, restore the historical carports, protect the public safety and minimize the costly maintenance.

The Scope of work includes the following: Re-roof the Administration Building; re-roof the clay tile roof on the south side of the quadrangle (re-use existing tile); re-roof and partially re-construct the carport between the north wing and the Administration Building (re-use existing tiles); re-roof the north wing (main museum) including the built-up roof, restore ornamentation, restore windows, repair/re-seal tile domes, replace finial on western quadrangle entrance, and other miscellaneous restoration items including the replacement of two curb ramps.

FISCAL CONSIDERATIONS:

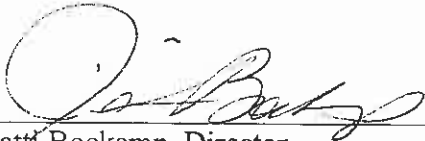
The total estimated project cost for the Museum of Man Roof Replacement is \$2,563,369: \$79,600 for Professional Services, \$332,315 for in house engineering and management, \$250,000 for field engineering for construction management, \$1,741,454 for construction, and \$160,000 for contingencies. \$663,369 was previously allocated to the project and \$1,900,000 is available from A-BT.00002, Balboa Park-Golf Course Annual Allocation; \$350,000 from Fund 200391, Regional Park Fund, \$18,741.17 from Fund 200215 T.O.T UNAP Res-Balbo, and \$1,258.83 from Fund 400265 Contributions from General Fund; and \$1,530,000 from A-BT.00001, City Facility Improvements, Fund 400002, Capital Outlay-Misc.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

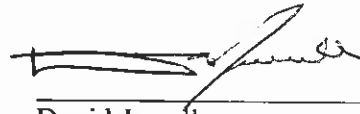
Restoration procedures and scope of work have been reviewed by the Development Services Department, Park & Recreation Board, Balboa Park Committee, Museum of Man, Design Review Committee and the Historical Resource Board.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:

Staff has coordinated this project closely with the Museum of Man and the Old Globe. The Museum of Man is in favor of the project. Staff has also worked with the Balboa Park Committee, the recognized advisory body for Balboa Park and Heritage Architecture as consultants.



Patti Boekamp, Director
Engineering & Capital Projects

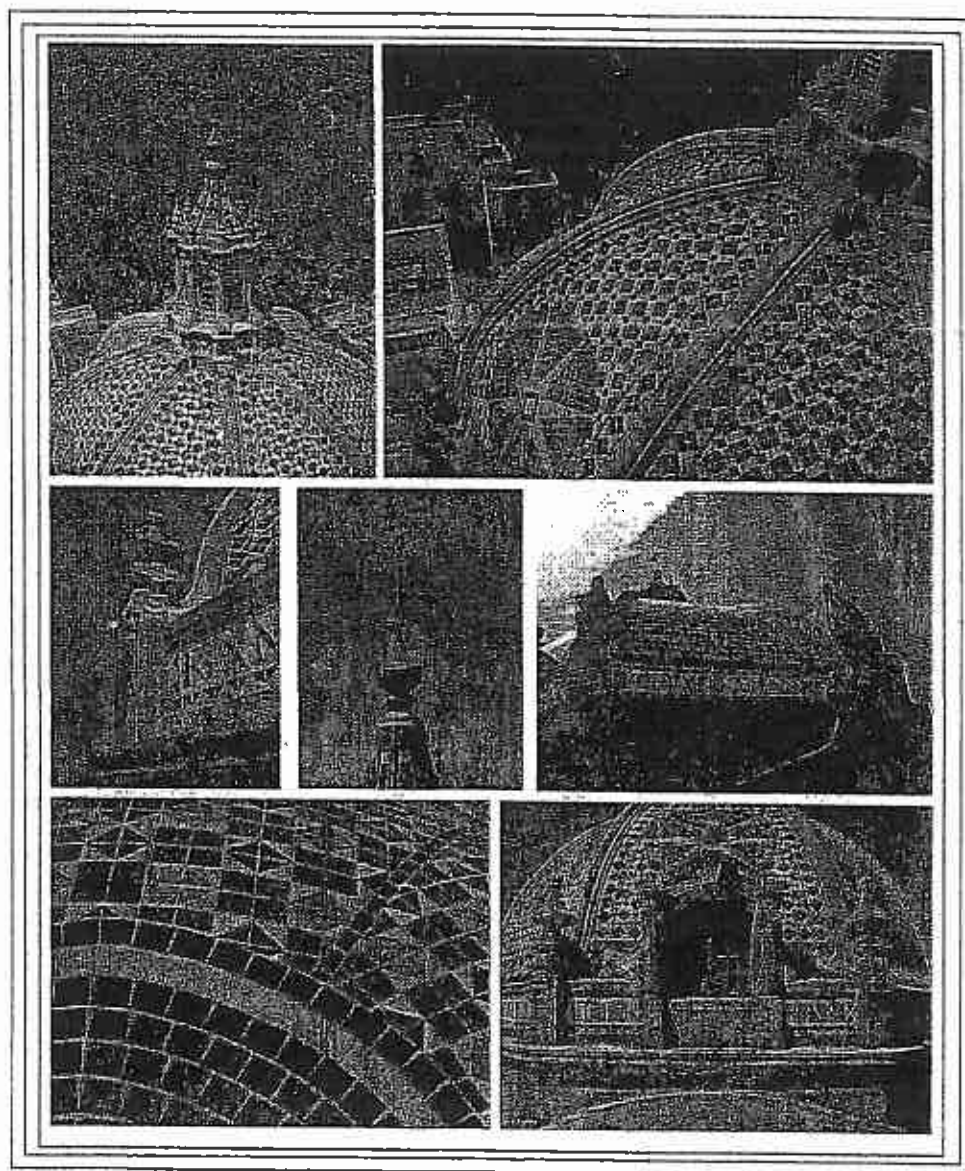


David Jarrell
Deputy Chief Operating Officer, Public Works

Attachment: Location Map

MUSEUM OF MAN ROOFING

ROOFING REPAIRS & ORNAMENTATION REPAIRS
BALBOA PARK, SAN DIEGO-PUBLIC CONTRACT



Balboa Park



PASSPORT TO BALBOA PARK

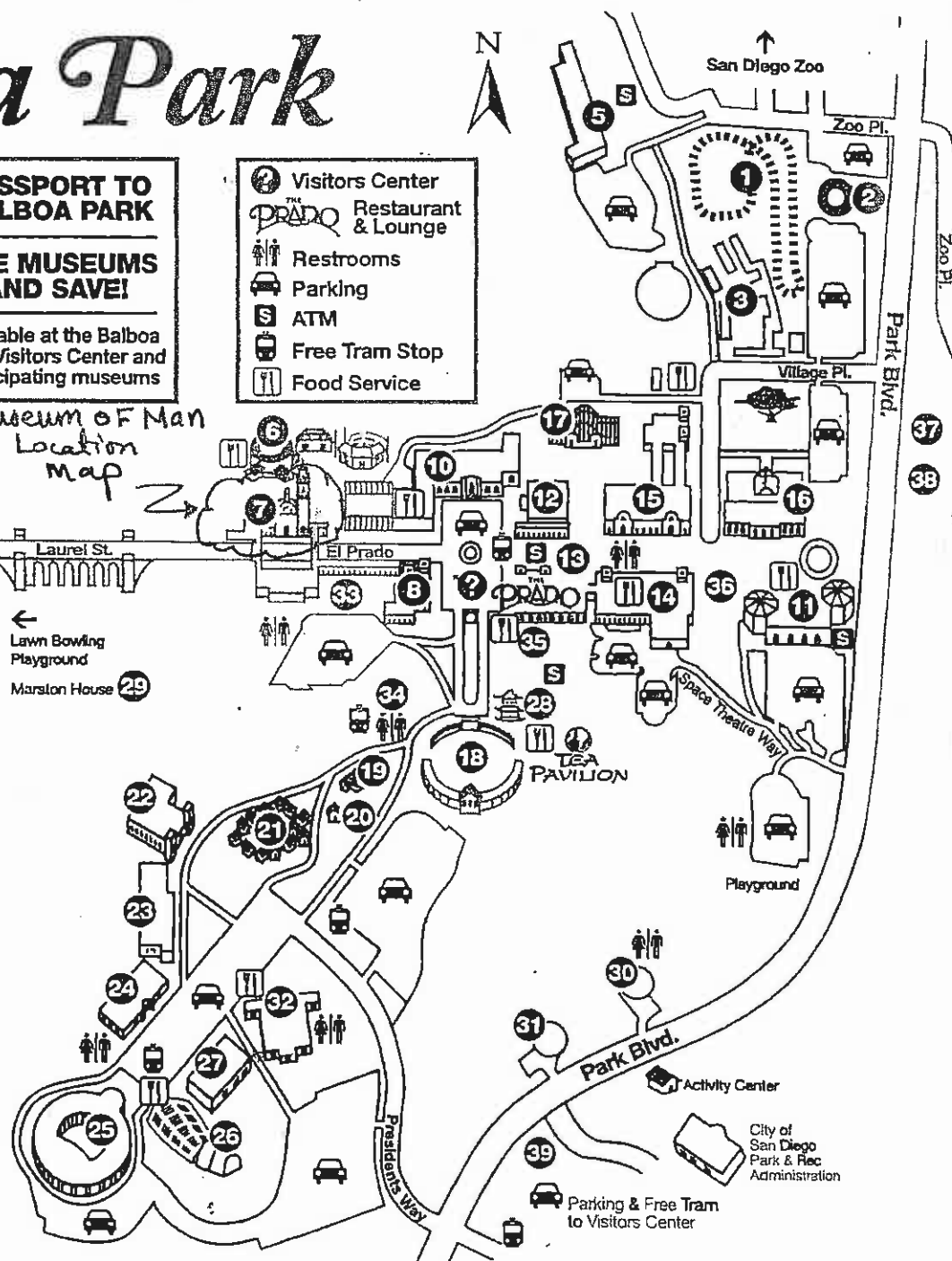
SEE MUSEUMS AND SAVE!

Available at the Balboa
Park Visitors Center and
participating museums



- 1 Miniature Railroad
- 2 Carousel
- 3 Spanish Village Art Center
- 5 San Diego Zoo
- 6 The Old Globe
- 7 San Diego Museum of Man
- 8 San Diego Art Institute
- 9 Mingie International Museum
- 10 San Diego Museum of Art
- 11 Reuben H. Fleet Science Center
- 12 Timken Museum of Art
- 13 Visitors Center / House of Hospitality
- 13 **PRADO RESTAURANT**
- 14 Museum of Photographic Arts
- 14 San Diego Model Railroad Museum
- 14 San Diego Historical Society
- 15 Casa del Prado and Theater
- 16 San Diego Natural History Museum
- 17 Botanical Building
- 18 Spreckles Organ Pavilion
- 19 Hall of Nations
- 20 United Nations Building
- 21 House of Pacific Relations
- 22 Balboa Park Club
- 23 Marie Hitchcock Puppet Theater
- 24 San Diego Automotive Museum
- 25 San Diego Aerospace Museum
- 26 Starlight Bowl
- 27 Municipal Gym
- 28 Japanese Friendship Garden
- 28 **TEA PAVILION**
- 29 Marston House
- 30 Centro Cultural de la Raza
- 31 World Beat Center
- 32 San Diego Hall of Champions
- 33 Alzacar Garden
- 34 Palm Canyon
- 35 Casa del Rey Moro Garden
- 36 Zoro Garden
- 37 Desert Garden
- 38 Inez Grant Parker Memorial Rose Garden
- 39 Veterans Memorial Center Museum

Museum of Man
Location
Map



www.balboapark.org

For a current listing of Balboa Park exhibits,
activities and events, ask about the Balboa Park
Events Guide, available in the Visitors Center.